

CITY PLANNING COMMISSION MINUTES

OCTOBER 6, 2005

The regular meeting of the City Planning Commission and public hearing convened at 1:35pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Leslie Gentile, Nick Sramek,
Charles Greenberg, Morton Stuhlbarg

ABSENT: EXCUSED: Charles Winn, Matthew Jenkins, Mitchell Rouse

ACTING CHAIRMAN: Leslie Gentile

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Angela Reynolds, Advance Planning
Lynette Ferenczy, Planner
Monica Mendoza, Planner
Jamilla Vollman, Community Development
Jeff Winklepleck, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney
Barbara Kaiser, RDA Bureau Manager
Marcia Gold, Minutes Clerk

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Sramek.

SWEARING OF WITNESSES

CONSENT CALENDAR

Item 1D was removed from the Consent Calendar at the request of Commissioner Sramek.

Commissioner Sramek moved to approve Items 1A, 1B and 1C as presented by staff. Commissioner Stuhlbarg seconded the motion, which passed 4-0. Commissioners Winn, Rouse and Jenkins were absent.

1A. Case No. 0508-01, Site Plan Review, Vesting Tentative Map, Standards Variance, ND 16-05

Applicant: Standard Pacific Corporation c/o
Adam Call, Representative
Subject Site: 350 Long Beach Blvd. (Council District 1)
Description: Request for approval of Site Plan Review,
Standards Variance and Vesting Tentative Tract Map No.
063261 to construct a five-story mixed-use development with
82 residential condominium units (six live-work included),
7,000 square feet of ground-level commercial space with 63
ground-level parking spaces and 135 subterranean parking
spaces.

Continued to the November 20, 2005 meeting.

1B. Case No. 0507-23, Condominium Conversion, CE 05-138

Applicant: Richard Williams
Subject Site: 2166 San Anseline Ave. (Council District 4)
Description: Request for approval of Vesting Tentative
Map Waiver to convert an existing four-unit apartment
building into condominiums.

Approved Tentative Map Waiver, subject to conditions.

1C. Case No. 0408-07, Conditional Use Permit Modification

Applicant: Market Recycling Inc.
Subject Site: 2725 South Street (Council District 9)
Description: Request to modify the conditions of a
Conditional Use Permit to permanently establish an existing
recycling center (previously approved for one year) in the
Light Industrial Zone District.

Approved subject to conditions.

1D. Case No. 0506-32, Waived Tentative Parcel Map, CE 05-124

Applicant: Robert J. Morris
Subject Site: 2001 River Avenue (Council Dist. 7)
Description: Request for approval of a Waived Tentative
Parcel Map No. 63341 for the subdivision of four parcels.

Removed to the Regular Agenda.

R E G U L A R A G E N D A

1D. Case No. 0506-32, Waived Tentative Parcel Map, CE 05-124

Applicant: Robert J. Morris
Subject Site: 2001 River Avenue (Council Dist. 7)
Description: Request for approval of a Waived Tentative
Parcel Map No. 63341 for the subdivision of four parcels.

Monica Mendoza presented the staff report recommending approval of the proposal since it is consistent with subdivision regulations, the zoning ordinance and Land Use Element of the General Plan, and would provide emergency housing helter and low-income family housing opportunities.

Commissioner Greenberg asked what would happen if the project was not built, and Mr. Carpenter explained that lot lines could be reconfigured.

Commissioner Sramek asked that any site plans for the project come before the Planning Commission.

Peter Postlmeyer, The Villages at Cabrillo, 2001 River Avenue, applicant representative, gave a history of the Navy housing site and the privately funded project designed to serve the homeless.

Commissioner Sramek stated he had attended the project open house, and asked if the cap on the number of residents had been a result of community input. Mr. Postlmeyer noted that original projections called for over 900 units, which they are below right now, and that they would come before the Commission before any expansion.

Commissioner Greenberg lauded the project as a valuable one for the community, adding that he still felt approval would be a good faith action on the part of the Commission.

Commissioner Stuhlbarg moved to approve the Waived Tentative Parcel Map No. 63341 subject to conditions including an additional condition requiring that future development of this site be reviewed by the Planning Commission. Commissioner Sramek seconded the motion, which passed 4-0. Commissioners Winn, Rouse and Jenkins were absent.

2. Case No. 0211-08, Site Plan Review, Vesting Tentative Tract Map, EIR SCH200011097

Applicant: Marni J. Stirling/Urban Pacific Builders LLC
Subject Site: 71 E. 3rd Street (Council District 2)

Description: Request for approval of Site Plan Review and Vesting Tentative Tract Map No. 54155 to construct a seven-story mixed-use development with 39 residential units and ground floor retail.

Jamilla Vollman presented a slide show plus the staff report recommending approval of the requests since the project complied with the standards of PD-30 while adding quality dwelling units to the housing stock downtown and creating no significant environmental impacts.

Barbara Kaiser, Redevelopment Agency Bureau Manager, said that significant open and green space was planned for the Promenade.

Commissioner Greenberg suggested that signage be used to explain to visitors the historical significance of the mural.

Scott Chopin, Urban Pacific Builders LLC, 244 Pine Avenue, applicant, added that the City would have the right to step in and restore the mural if it was not maintained by the homeowners association as conditioned. Mr. Chopin also listed the steps designed to enhance the existing mural such as lighting, signage, maintenance and protection, and public access.

Allen Burks, Environmental Architecture, 235 E. Broadway, said they had been denied a nighttime gate to prevent vandalism to the mural.

City Attorney Mais explained that the difficulty dealing with homeless issues on private and public property.

Carol McCafferty, 1060 Maine Avenue, said she preferred that the mural be at the Performing Arts Center, where it could be more easily viewed by the public.

Bree Myown, 776 Raymond, agreed that the mural would not be accessible enough, and suggested it be moved to the original location or sold to a public entity willing to display it.

Ms. Kaiser said the RDA was studying the feasibility of moving the mural although it was an expensive proposition.

Commissioner Greenberg said he felt it would be architecturally incongruous to put the mural in front of the Arts Center.

Commissioner Greenberg then moved to approve the Site Plan Review and Tentative Tract map, subject to conditions, including an amendment to eliminate the 'if feasible' note from the reference to storefront in the plaza area. Commissioner Stuhlbarg seconded the motion.

Commissioner Gentile commented that the property presented a challenge with the need to preserve and display the mural, and she appreciated the bold and successful use of progressive materials in the project.

Commissioner Sramek agreed, lauding the developer's concern for public access to the mural.

The question was called, and the motion passed 4-0. Commissioners Winn, Rouse and Jenkins were absent.

3. Case No. 0506-22, Administrative Use Permit, CE 05-115

Applicant: Georgina Velazquez
Subject Site: 2355 Long Beach Blvd. (Council District 6)
Description: Request for approval of an Administrative Use Permit to establish a used car dealership in the Long Beach Boulevard Planned Development District (PD-29).

Mr. Carpenter noted that the City Council had moved to place a moratorium on new car lots in certain locations, so the staff's new recommendation was to continue the item indefinitely to allow resolution of the issue.

Commissioner Sramek moved to continue the item indefinitely. Commissioner Stuhlbarg seconded the motion, which passed 4-0. Commissioners Winn, Rouse and Jenkins were absent.

4. Case No. 0501-05, Site Plan Review, Tract Map, Standards Variance, CE 05-135

Applicant: RM3 Building & Development Inc.
Subject Site: 1709 E. 68th Street (Council District 9)
Description: Request for approval of a Tentative Tract Map for a four-lot single-family subdivision and Standards Variances to allow a 20' wide private street instead of not less than 33'; a 0' front yard setback instead of not less than 8' (fronting on private street only); a side yard setback of 1'7'' instead of not less than 4'; and a turning radius of 20' instead of not less than 24'.

Jeff Winklepleck presented the staff report recommending approval of the requests, since the proposal was consistent with the Subdivision Regulations, Zoning Ordinance and the Land Use Element of the General Plan while providing increasing home ownership opportunities.

In response to a query from Commissioner Greenberg as to why the private street was not technically a driveway, Mr. Carpenter said that since the R1 zone required each lot to front on a street, the project had been designed to allow each lot individual access to the proposed private street.

Gene Boudreau, RM3 Building and Development Inc., 15741 Woodruff Avenue, Bellflower, 90706, applicant, said that his project would bring four nicely-designed new homes into the area.

Commissioner Sramek moved to approve the Tentative Tract map and Standards Variances, subject to conditions. Commissioner Greenberg seconded the motion, which passed 4-0. Commissioners Winn, Rouse and Jenkins were absent.

5. Case No. 0212-11, Site Plan Review, Vesting Tentative Tract Map No. 062186, General Plan Conformity Findings for Vacation Permit; ND 30-04

Applicant: Long Beach Redevelopment Agency c/o
Gary Hildabrand of Lennar South Coast
Homebuilding

Subject Site: 200 E. Broadway (Council District 2)

Description: Request for approval of Site Plan Review and Vesting Tentative Tract Map No. 062186 to construct a five-story mixed-use development with 62 residential condominium units, 5,161 sq.ft. of commercial space and 144 parking spaces with one level of subterranean parking.

Lynette Ferenczy presented the staff report recommending approval of the requests, since the proposed project was an attractive design that would add quality dwelling units to the housing stock and improvements to The Promenade and Alta Way to enhance pedestrian circulation around the site.

Gary Hildabrand, Lennar South Coast, 200 E. Broadway, in response to a query from Commissioner Sramek, stated that the soils report had found a small pocket of water at 22 feet.

Commissioner Sramek moved to approve the Site Plan Review and Vesting Tentative Tract Map, subject to conditions.
Commissioner Greenberg seconded the motion, which passed 4-0.
Commissioners Winn, Rouse and Jenkins were absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

**M A T T E R S F R O M T H E D E P A R T M E N T O F
P L A N N I N G A N D B U I L D I N G**

Mr. Carpenter discussed various City Council actions.

**M A T T E R S F R O M T H E P L A N N I N G
C O M M I S S I O N**

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 3:20pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk